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**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

KENNETH DAVIDSON,  
Plaintiff,

vs.

THIRD & HILL DEVELOPMENT, LLC;  
and DOES 1 to 10,  
Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff KENNETH DAVIDSON ("Plaintiff") complains of Defendants THIRD &  
HILL DEVELOPMENT, LLC; and DOES 1 to 10 ("Defendants") and alleges as follows:

**PARTIES**

1. Plaintiff is a California resident with a physical disability. Plaintiff is  
diagnosed with paraplegia and is substantially limited in his ability to walk. Plaintiff  
requires the use of a wheelchair at all times when traveling in public.



1           9.     Venue is proper in this court pursuant to 28 USC §1391(b). The real  
2 property which is the subject of this action is located in this district, Los Angeles County,  
3 California, and that all actions complained of herein take place in this district.

4                                   **FACTUAL ALLEGATIONS**

5           10.    In or about January of 2025, Plaintiff went to the Business.

6           11.    The Business is a parking lot business establishment, open to the public, and  
7 is a place of public accommodation that affects commerce through its operation.  
8 Defendants provide parking spaces for customers.

9           12.    While attempting to enter the Business during each visit, Plaintiff personally  
10 encountered a number of barriers that interfered with his ability to use and enjoy the  
11 goods, services, privileges, and accommodations offered at the Business.

12           13.    To the extent of Plaintiff's personal knowledge, the barriers at the Business  
13 included, but were not limited to, the following:

14                   a.     Defendants failed to comply with the federal and state standards for  
15                         the parking space designated for persons with disabilities. Defendants  
16                         failed to provide the parking space identification sign with the  
17                         International Symbol of Accessibility.

18                   b.     Defendants failed to comply with the federal and state standards for  
19                         the parking space designated for persons with disabilities. Defendants  
20                         failed to post required signage such as "Van Accessible," "Minimum  
21                         Fine \$250" and "Unauthorized Parking."

22           14.    These barriers and conditions denied Plaintiff full and equal access to the  
23 Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and  
24 patronize the Business; however, Plaintiff is deterred from visiting the Business because  
25 his knowledge of these violations prevents him from returning until the barriers are  
26 removed.

27           15.    Based on the violations, Plaintiff alleges, on information and belief, that  
28 there are additional barriers to accessibility at the Business after further site inspection.

1 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-*  
2 *Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

3 16. In addition, Plaintiff alleges, on information and belief, that Defendants  
4 knew that particular barriers render the Business inaccessible, violate state and federal  
5 law, and interfere with access for the physically disabled.

6 17. At all relevant times, Defendants had and still have control and dominion  
7 over the conditions at this location and had and still have the financial resources to  
8 remove these barriers without much difficulty or expenses to make the Business  
9 accessible to the physically disabled in compliance with ADDAG and Title 24  
10 regulations. Defendants have not removed such barriers and have not modified the  
11 Business to conform to accessibility regulations.

## 12 **FIRST CAUSE OF ACTION**

### 13 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

14 18. Plaintiff incorporates by reference each of the allegations in all prior  
15 paragraphs in this complaint.

16 19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
17 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
18 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
19 public accommodation by any person who owns, leases, or leases to, or operates a place  
20 of public accommodation. *See* 42 U.S.C. § 12182(a).

21 20. Discrimination, *inter alia*, includes:

- 22 a. A failure to make reasonable modification in policies, practices, or  
23 procedures, when such modifications are necessary to afford such  
24 goods, services, facilities, privileges, advantages, or accommodations  
25 to individuals with disabilities, unless the entity can demonstrate that  
26 making such modifications would fundamentally alter the nature of  
27 such goods, services, facilities, privileges, advantages, or  
28 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).

- 1           b.     A failure to take such steps as may be necessary to ensure that no  
2               individual with a disability is excluded, denied services, segregated or  
3               otherwise treated differently than other individuals because of the  
4               absence of auxiliary aids and services, unless the entity can  
5               demonstrate that taking such steps would fundamentally alter the  
6               nature of the good, service, facility, privilege, advantage, or  
7               accommodation being offered or would result in an undue burden. 42  
8               U.S.C. § 12182(b)(2)(A)(iii).
- 9           c.     A failure to remove architectural barriers, and communication barriers  
10               that are structural in nature, in existing facilities, and transportation  
11               barriers in existing vehicles and rail passenger cars used by an  
12               establishment for transporting individuals (not including barriers that  
13               can only be removed through the retrofitting of vehicles or rail  
14               passenger cars by the installation of a hydraulic or other lift), where  
15               such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).
- 16          d.     A failure to make alterations in such a manner that, to the maximum  
17               extent feasible, the altered portions of the facility are readily  
18               accessible to and usable by individuals with disabilities, including  
19               individuals who use wheelchairs or to ensure that, to the maximum  
20               extent feasible, the path of travel to the altered area and the  
21               bathrooms, telephones, and drinking fountains serving the altered  
22               area, are readily accessible to and usable by individuals with  
23               disabilities where such alterations to the path or travel or the  
24               bathrooms, telephones, and drinking fountains serving the altered area  
25               are not disproportionate to the overall alterations in terms of cost and  
26               scope. 42 U.S.C. § 12183(a)(2).

27          21.     Where parking spaces are provided, accessible parking spaces shall be  
28          provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every

1 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
2 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
3 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
4 be a van accessible parking space. 2010 ADA Standards § 208.2.4.

5 22. Under the ADA, the method and color of marking are to be addressed by  
6 State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California  
7 Building Code (“CBC”), the parking space identification signs shall include the  
8 International Symbol of Accessibility. Parking identification signs shall be reflectorized  
9 with a minimum area of 70 square inches. Additional language or an additional sign  
10 below the International Symbol of Accessibility shall state “Minimum Fine \$250.” A  
11 parking space identification sign shall be permanently posted immediately adjacent and  
12 visible from each parking space, shall be located with its centerline a maximum of 12  
13 inches from the centerline of the parking space and may be posted on a wall at the  
14 interior end of the parking space. See CBC § 11B-502.6, et seq.

15 23. Moreover, an additional sign shall be posted either in a conspicuous place at  
16 each entrance to an off-street parking facility or immediately adjacent to on-site  
17 accessible parking and visible from each parking space. The additional sign shall not be  
18 less than 17 inches wide by 22 inches high. The additional sign shall clearly state in  
19 letters with a minimum height of 1 inch the following: “Unauthorized vehicles parked in  
20 designated accessible spaces not displaying distinguishing placards or special license  
21 plates issued for persons with disabilities will be towed away at the owner’s expense...”  
22 See CBC § 11B-502.8, et seq.

23 24. Here, Defendants failed to provide the parking space identification sign with  
24 the International Symbol of Accessibility. In addition, Defendants failed to provide the  
25 signs stating, “Minimum Fine \$250” and “Van Accessible.” Moreover, Defendants failed  
26 to provide the additional sign with the specific language stating “Unauthorized vehicles  
27 parked in designated accessible spaces not displaying distinguishing placards or special  
28

1 license plates issued for persons with disabilities will be towed away at the owner's  
2 expense..."

3 25. A public accommodation shall maintain in operable working condition those  
4 features of facilities and equipment that are required to be readily accessible to and usable  
5 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

6 26. By failing to maintain the facility to be readily accessible and usable by  
7 Plaintiff, Defendants are in violation of Plaintiff's rights under the ADA and its related  
8 regulations.

9 27. The Business has denied and continues to deny full and equal access to  
10 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
11 discriminated against due to the lack of accessible facilities, and therefore, seeks  
12 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
13 by individuals with disabilities.

## 14 **SECOND CAUSE OF ACTION**

### 15 **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

16 28. Plaintiff incorporates by reference each of the allegations in all prior  
17 paragraphs in this complaint.

18 29. California Civil Code § 51 states, "All persons within the jurisdiction of this  
19 state are free and equal, and no matter what their sex, race, color, religion, ancestry,  
20 national origin, disability, medical condition, genetic information, marital status, sexual  
21 orientation, citizenship, primary language, or immigration status are entitled to the full  
22 and equal accommodations, advantages, facilities, privileges, or services in all business  
23 establishments of every kind whatsoever."

24 30. California Civil Code § 52 states, "Whoever denies, aids or incites a denial,  
25 or make any discrimination or distinction contrary to Section 51, 515, or 51.6, is liable  
26 for each and every offense for the actual damages, and any amount that may be  
27 determined by a jury, or a court sitting without a jury, up to a maximum of three times the  
28 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any



1 attorney's fees that may be determined by the court in addition thereto, suffered by any  
2 person denied the rights provided in Section 51, 51.5, or 51.6.

3 31. California Civil Code § 51(f) specifies, "a violation of the right of any  
4 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)  
5 shall also constitute a violation of this section."

6 32. The actions and omissions of Defendants alleged herein constitute a denial  
7 of full and equal accommodation, advantages, facilities, privileges, or services by  
8 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.  
9 Defendants have discriminated against Plaintiff in violation of California Civil Code §§  
10 51 and 52.

11 33. The violations of the Unruh Civil Rights Act caused Plaintiff to experience  
12 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory  
13 damages as specified in California Civil Code §55.56(a)-(c).

### 14 **THIRD CAUSE OF ACTION**

#### 15 **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

16 34. Plaintiff incorporates by reference each of the allegations in all prior  
17 paragraphs in this complaint.

18 35. California Civil Code § 54.1(a) states, "Individuals with disabilities shall be  
19 entitled to full and equal access, as other members of the general public, to  
20 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
21 and physicians' offices, and privileges of all common carriers, airplanes, motor vehicles,  
22 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
23 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
24 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
25 places of public accommodations, amusement, or resort, and other places in which the  
26 general public is invited, subject only to the conditions and limitations established by  
27 law, or state or federal regulation, and applicable alike to all persons.



36. California Civil Code § 54.3(a) states, “Any person or persons, firm or corporation who denies or interferes with admittance to or enjoyment of public facilities as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for the actual damages, and any amount as may be determined by a jury, or a court sitting without a jury, up to a maximum of three times the amount of actual damages but in no case less than one thousand dollars (\$1,000) and any attorney’s fees that may be determined by the court in addition thereto, suffered by any person denied the rights provided in Section 54, 54.1, and 54.2.

37. California Civil Code § 54(d) specifies, “a violation of the right of an individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also constitute a violation of this section, and nothing in this section shall be construed to limit the access of any person in violation of that act.

38. The actions and omissions of Defendants alleged herein constitute a denial of full and equal accommodation, advantages, and facilities by physically disabled persons within the meaning of California Civil Code § 54. Defendants have discriminated against Plaintiff in violation of California Civil Code § 54.

39. The violations of the California Disabled Persons Act caused Plaintiff to experience difficulty, discomfort, and embarrassment. The Defendants are also liable for statutory damages as specified in California Civil Code §55.56(a)-(c).

#### **FOURTH CAUSE OF ACTION**

##### **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

40. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

41. Plaintiff and other similar physically disabled persons who require the use of a wheelchair are unable to use public facilities on a “full and equal” basis unless each such facility is in compliance with the provisions of California Health & Safety Code §

1 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
2 provisions of California Health & Safety Code § 19955 et seq.

3 42. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
4 that public accommodations or facilities constructed in this state with private funds  
5 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
6 Title 1 of the Government Code. The code relating to such public accommodations also  
7 requires that “when sanitary facilities are made available for the public, clients, or  
8 employees in these stations, centers, or buildings, they shall be made available for  
9 persons with disabilities.

10 43. Title II of the ADA holds as a “general rule” that no individual shall be  
11 discriminated against on the basis of disability in the full and equal enjoyment of goods  
12 (or use), services, facilities, privileges, and accommodations offered by any person who  
13 owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a).  
14 Further, each and every violation of the ADA also constitutes a separate and distinct  
15 violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an  
16 award of damages and injunctive relief pursuant to California law, including but not  
17 limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

18 **FIFTH CAUSE OF ACTION**

19 **NEGLIGENCE**

20 44. Plaintiff incorporates by reference each of the allegations in all prior  
21 paragraphs in this complaint.

22 45. Defendants have a general duty and a duty under the ADA, Unruh Civil  
23 Rights Act and California Disabled Persons Act to provide safe and accessible facilities  
24 to the Plaintiff.

25 46. Defendants breached their duty of care by violating the provisions of ADA,  
26 Unruh Civil Rights Act and California Disabled Persons Act.

27 47. As a direct and proximate result of Defendants’ negligent conduct, Plaintiff  
28 has suffered damages.

**PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;
2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;
3. Award of all reasonable restitution for Defendants' unfair competition practices;
4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;
5. Prejudgment interest pursuant to California Civil Code § 3291; and
6. Such other and further relief as the Court deems just and proper.

**DEMAND FOR TRIAL BY JURY**

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

Dated: April 22, 2025

SO. CAL. EQUAL ACCESS GROUP

By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
Attorneys for Plaintiff